

179.0

0008

0010.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

763,700 / 763,700

APPRAISED:

763,700 / 763,700

USE VALUE:

763,700 / 763,700

ASSESSED:

763,700 / 763,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NALBANDYAN ARAM/ROUPINA

Owner 2:

Owner 3:

Street 1: 41 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: NICKERSON MARY E -

Owner 2: -

Street 1: 41 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8271	Sq. Ft.	Site			0	70.	0.81	7									467,692						467,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		8271.000	296,000			467,700	763,700				122165
											GIS Ref
											GIS Ref
											Insp Date
											07/12/18

**USER DEFINED**

Prior Id # 1:	122165
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	18:25:32
LAST REV	
Date	Time
07/27/18	11:20:29
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 179.0-0008-0010.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,000	0	8,271.	467,700	763,700		Year end	12/23/2021
2021	101	FV	284,900	0	8,271.	467,700	752,600		Year End Roll	12/10/2020
2020	101	FV	284,900	0	8,271.	467,700	752,600	752,600	Year End Roll	12/18/2019
2019	101	FV	269,400	0	8,271.	467,700	737,100	737,100	Year End Roll	1/3/2019
2018	101	FV	269,400	0	8,271.	394,200	663,600	663,600	Year End Roll	12/20/2017
2017	101	FV	269,400	0	8,271.	360,800	630,200	630,200	Year End Roll	1/3/2017
2016	101	FV	269,400	0	8,271.	307,300	576,700	576,700	Year End	1/4/2016
2015	101	FV	223,200	0	8,271.	267,300	490,500	490,500	Year End Roll	12/11/2014

TAX DISTRICT

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

NICKERSON MARY	45279-129	5/31/2005			475,000	No	No	
NICKERSON DONAL	26674-281	6/18/1997	Family			No	No	A

PAT ACCT.

Sign: VERIFICATION OF VISIT NOT DATA _____

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2009	974	Wood Dec	2,500					
6/10/2005	495	Redo Kit	25,000	C		G7	GR FY07	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Measured	197	PATRIOT
12/27/2005	MLS	HC	Helen Chinal
11/18/2005	Permit Visit	BR	B Rossignol
4/18/2000	Missed Appt.	276	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
7/16/1993		KT	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 21 - Split Level	Sty Ht: 1 - 1 Story	(Liv) Units: 1 Total: 1	Foundation: 1 - Concrete	Full Bath: 1 Rating: Very Good	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:	OthrFix: Rating:					25	16	
Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer 20%	Roof Struct: 2 - Hip	Kits: 1 Rating: Good	A Kits: Rating:	Other	Upper	Lvl 2	Lvl 1	WSFlue: Rating:					PAT (300)	FFL (192)	F BMT = 582
Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Fpl: 1 Rating: Good	Fpl: 1 Rating: Good	Lower	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1				12	12	Sum Area By Label : FFL = 1395 BMT = 598 LLV = 546 (300+192+582 = 546)	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Year Blt: 1959	Eff Yr Blt:	Alt LUC:	Kits: 1 Rating: Good	A Kits: Rating:	Other	Upper	Lvl 2	Lvl 1	WSFlue: Rating:					23		
Jurisdct: G6	Fact: .	Const Mod:	Lump Sum Adj:	Fpl: 1 Rating: Good	Lower	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1				26	26	F BMT = 582 LLV = 598 (546)	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good 18. %	Functional: %	Economic: %	Special: %	Exterior:	No Unit	RMS	BRS	FL	FFL	16			
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Override:	Override: %	Kitchen: 2005	Baths:	Plumbing:	Interior:	1	7	3		LLV	23			
Bsmnt Flr: 12 - Concrete	Subfloor:			Total: 18.6 %	Adj \$ / SQ: 137.154	Other Features: 89866	NBHD Inf: 1.00000000	Additions:					PAT	21			
Bsmnt Gar: 1	Electric: 3 - Typical				Adj \$ / SQ: 137.154	Grade Factor: 1.00	NBHD Mod:										
Insulation: 2 - Typical	Int vs Ext: S				LUC Factor: 1.00												
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W				Adj Total: 363602	Juris. Factor: 1.00											
# Heat Sys: 1	% Heated: 100	% AC: 100			Depreciation: 67630	Special Features: 0											
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled		Depreciated Total: 295972	Final Total: 296000	Val/Su SzAd: 212.19										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 179.0-0008-0010.B													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:										Total:					

The sketch shows a rectangular footprint divided into four main sections: First Floor (FFL), Lower Level (LLV), Basement (BMT), and Patio (PAT). The FFL section is 1395 sq ft, the LLV is 598 sq ft, the BMT is 582 sq ft, and the PAT is 300 sq ft. The total sketched area is 2,875 sq ft, and the total value is \$273,736.

The photograph shows a single-story residential building with a red brick chimney on the left side. The main part of the house has white siding and a dark roof. There is a small entrance porch with a set of steps leading up to it. The property is surrounded by green grass and some trees in the background.